040.A	0001	0017.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	846,100	/	846,100
USE VALUE:	846,100	/	846,100
ASSESSED:	846,100	/	846,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BEACON ST, ARLINGTON

OWNERSHIP

Unit #: 17

Owner 1:	KASAR SIDDHA
Owner 2:	MISAL CHAITANYA
Owner 3:	
Street 1:	17 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BALDWIN RICHARD GRANT & -
Owner 2:	CECILIA UGARTE -
Street 1:	17 BEACON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2011, having primarily Vinyl Exterior and 2713 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	844,600	1,500		846,100
Total Card	0.000	844,600	1,500		846,100
Total Parcel	0.000	844,600	1,500		846,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.87 | /Parcel: 311.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 314189

GIS Ref

GIS Ref

Insp Date 05/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 040.A-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	829,600	1500	.		831,100	831,100	Year End Roll	12/18/2019
2019	102	FV	809,400	1500	.		810,900	810,900	Year End Roll	1/3/2019
2018	102	FV	736,400	1500	.		737,900	737,900	Year End Roll	12/20/2017
2017	102	FV	660,400	1500	.		661,900	661,900	Year End Roll	1/3/2017
2016	102	FV	660,400	1500	.		661,900	661,900	Year End	1/4/2016
2015	102	FV	631,400	1500	.		632,900	632,900	Year End Roll	12/11/2014
2014	102	FV	565,700	1500	.		567,200	567,200	Year End Roll	12/16/2013

!15936!

PRINT

Date	Time
12/11/20	05:36:06

LAST REV

Date	Time
07/11/19	10:31:05

jorourke

15936

USER DEFINED

Prior Id # 1:	26420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALDWIN RICHARD	72720-256	1	6/6/2019		910,000	No	No		
LOMBARDI KEITH,	59097-19		5/16/2012		624,321	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
5/2/2013	NEW CONDO	BR	B Rossignol
8/15/2012	MLS	EMK	Ellen K
7/30/2012	Measured	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7272																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.4	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.72115737
Const Adj.:	0.99989998
Adj $ / SQ:	176.666
Other Features:	70850
Grade Factor:	1.21
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	865377
Depreciation:	20769
Depreciated Total:	844608

COMMENTS

OF=SEPARATE SHOWER IN MBDRM. GAS FIREPLACE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	277.90
Special Features:	0	Val/Su Net:	311.32
Final Total:	844600	Val/Su SzAd	311.32

SKETCH

UnSketched SubAreas:
GLA: 2713,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,713	176.670	479,295

Net Sketched Area:	2,713		Total:	479,295	
Size Ad	2713	Gross Are	2713	FinArea	2713

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.A-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	A	Y	1	20X20	G	GD	2011	3.98	T	4.8	102			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:	Total: 1,500

IMAGE

AssessPro Patriot Properties, Inc